

# Church Lane, Barrow-on-Trent

aksresidential.com

£170,000



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This property at a glance:



Watch the video



# Church Lane, Barrow-on-Trent



## Sam says:

“From the moment I stepped inside this apartment, it just felt special. There’s a wonderfully calm, countryside atmosphere here, and those views really are something you don’t come across often, rolling greenery right outside your window, enjoyed best from the balcony that catches the light beautifully throughout the day.

One of the things I love most is that, unlike many apartments, this one comes with its own little garden area to enjoy! It’s such a treat to have somewhere private to sit out with a morning coffee or potter with a few plants - a really lovely bonus!

Inside, the layout works brilliantly. The lounge is spacious and bright, and that balcony really does extend the living space in a way that feels effortless. Both bedrooms are generous doubles, each with built-in wardrobes, which is always a big win for storage. Speaking of storage, the loft is a fantastic size, partially boarded, re-roofed, and lined making it incredibly practical for anyone who needs that extra space. The apartment also benefits from 2 allocated parking spaces and even a garage, which is rare and incredibly handy. The setting itself is something the current owners have cherished for over 30 years. There’s a genuine sense of community here, with local events and a friendly atmosphere that makes it easy to feel at home.

It’s a delightful place, peaceful, welcoming, and thoughtfully designed for comfortable living”.

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## Did you spot...

This beautiful home has a private garden area



## A message from the seller:

"This has been my home in Barrow for over 30 years. Now, due to my changing circumstances, we need to be closer to the support of family. I shall be very sad to leave this beautiful area, from the surrounding countryside to the nearness of town. The village has an interesting social calendar too!"

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# Floor Plan

## Ground Floor

Approx. 64.2 sq. metres (691.1 sq. feet)



Total area: approx. 64.2 sq. metres (691.1 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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300+ 5 star Google Reviews



## Key Features:

- FIRST FLOOR APARTMENT
- FANTASTIC COUNTRYSIDE LOCATION WITH BEAUTIFUL VIEWS
- 2 ALLOCATED PARKING SPACES AND A GARAGE
- PRIVATE GARDEN AREA
- EPC RATING D
- 2 DOUBLE BEDROOMS
- WILLINGTON, CHELLASTON AND MELBOURNE ARE A SHORT DRIVE AWAY



## About the area:

Manor Court is an apartment complex that was built in the early 1950's. The complex was built by a methodist couple who lived in Manor House and the flats were for retired methodist ministers. Over time the flats have been bought privately. Barrow-On-Trent is in South Derbyshire. It is a quiet unspoilt village close to the River Trent



## Schools:

Barrow-on-Trent has a Primary School and a pub. Chellaston and Melbourne are also easily accessible from here.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Sam** call  
**01332 30 30 30**

[Click here](#) to watch the property video



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